



Note: Boundary lines are approximate

FOR SALE

HUMBLE | TX

**11515 N Sam Houston Parkway E
Humble, TX 77396**

Highlights

- Asking Price:** \$28/SF
- Lot Size:** 1 - 1.5 Acres
- Parcel ID:** 124-857-003-0152
- Flood Zone:** X
- Detention:** None Onsite
- Type:** Commercial

Property Description

The subject property is a prime 1.5-acre commercial development site on N Sam Houston Parkway E, between Woodlands Hill Drive and Sunset Park Drive. This clear, level pad site offers exceptional visibility with approximately 299 feet of frontage on N. Sam Houston Parkway E. Situated in a rapidly growing area, where the population within 3 miles is increasing by over 55% annually, this location is prime for retail or quick-service restaurant development to meet the rising demand. Surrounding projects include Generation Park, a 4,000-acre master-planned community featuring San Jacinto College and Lone Star College, the 70-acre Woodland Hills Shopping Center, The Groves and Balmoral residential subdivisions, among others. The site's advantages include no on-site detention requirements and being located entirely outside the floodplain, aiding in a smooth development process. Buyers also have the flexibility to purchase the full 1.5 acres or just 1 acre, depending on their needs.

Do not disturb the existing church, its employees or visitors!



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